

MORTGAGE FORECLOSURE DEED

20190516000166850

05/16/2019 10:48:11 AM

FCDEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

Ronald Dale Coggins, Jr., a single man

KNOW ALL MEN BY THESE PRESENTS: That Ronald Dale Coggins, Jr., a single man did, on to-wit, the June 21, 2013, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Branch Banking and Trust Company, which mortgage is recorded in Instrument # at 20130806000320120 on August 6, 2013, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Branch Banking and Trust Company did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March, 27, 2019 April 3, 2019 April 10, 2019; and

WHEREAS, on the May 3, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Branch Banking and Trust Company acting by and through Nicholas Cillo did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of BHM CAPITAL LLC, in the amount of Ninety Thousand Dollars and No Cents (\$90,000.00), which sum the said Branch Banking and Trust Company offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said BHM CAPITAL LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of Ninety Thousand Dollars and No Cents (\$90,000.00), cash, the said Ronald Dale Coggins, Jr., a single man, acting pursuant to the authority granted under the said mortgage to Branch Banking and Trust Company, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto BHM CAPITAL LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 15 , according to a Resurvey of Village Parrish, as recorded in Map Book 24, Page 75, in the Probate Office of Shelby County, Alabama.

This is a purchase money mortgage.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the May 3, 2019.

Ronald Dale Coggins, Jr., a single man
Mortgagors

By: Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

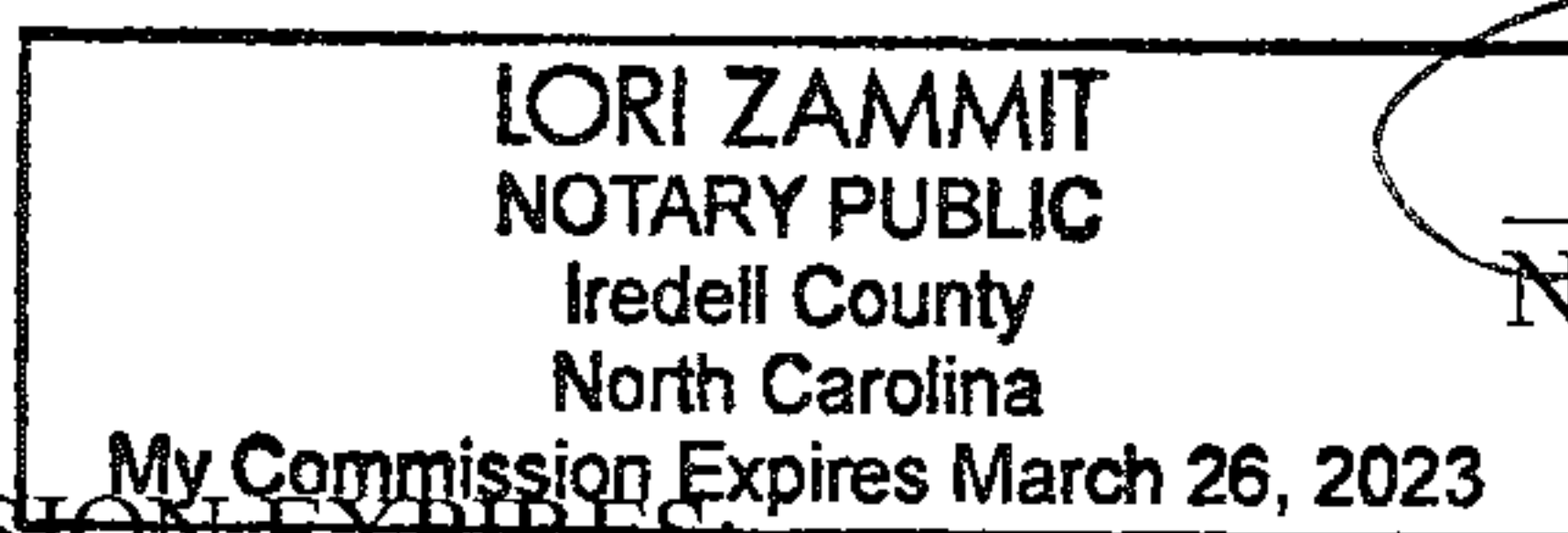
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee

By: 
Name: Nikki Lynn Kimball

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nikki Lynn Kimball, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this May 7, 2019.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-017104

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BRANCH BANKING AND TRUST CO.
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Grantee's Name BHM CAPITAL, LLC
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 101 FRANCES LANE
HELENA, AL 35080

Date of Sale 5/3/19
 Total Purchase Price \$90,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other FORECLOSURE BID AMOUNT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/16/19

Print Danielle Bowling

☐ Unattested

Sign Danielle Bowling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2019 10:48:11 AM
 \$111.00 CHERRY
 20190516000166850

Allen S. Boyd

Form RT-1